

ORDINANCE NO. _____

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from IR to SP zoning for properties located at 4717 and 4801 Centennial Boulevard, at the southeast corner of 49th Avenue North and Centennial Boulevard (6.32 acres), to permit up to 345 multi-family residential units and up to 30,000 square feet of nonresidential, all of which is described herein (Proposal No. 2019SP-025-001).

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Title 17 of the Code of Laws of The Metropolitan Government of Nashville and Davidson County, is hereby amended by changing the Official Zoning Map for Metropolitan Nashville and Davidson County, which is made a part of Title 17 by reference, as follows:

By changing from IR to SP zoning for properties located at 4717 and 4801 Centennial Boulevard, at the southeast corner of 49th Avenue North and Centennial Boulevard (6.32 acres), to permit up to 345 multi-family residential units and up to 30,000 square feet of nonresidential, being Property Parcel Nos. 045, 047 as designated on Map 091-00 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the plan that was duly considered by the Metropolitan Planning Commission, and which is on file with the Metropolitan Planning Department and Metropolitan Clerk's Department and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be on Map 091 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. Be it further enacted, that the uses of this SP shall be limited as follows: Building A-a maximum of 20,000 square feet of non-residential uses as permitted by the MUL-A zoning district; Building B: A maximum of 345 multi-family residential units and a maximum of 10,000 square foot of non-residential uses as permitted by the MUL-A zoning district. Non-residential uses shall be limited to the 1st floor only.

Section 4. Be it further enacted, that the following conditions shall be completed, bonded or satisfied as specifically required:

Conditions

1. In Building B, 10,000 square feet of 1st floor space shall be designed in such a way that it can be converted to non-residential use.
2. The requirements of the Major and Collector Street Plan shall be met along Centennial Boulevard. An alternate design may be allowed to create a multi-use path as opposed to separate bike lane and sidewalk facilities pending design coordination with Metro Public Works and the Planning Department. Final design to be determined with the final site plan.
3. Comply with all conditions and recommendations of Metro agencies.

Section 5. Be it further enacted, a corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.

Section 6. Be it further enacted, minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

Section 7. Be it further enacted, if a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the MUL-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

Section 8. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

Councilmember Mary Carolyn Roberts

Application fee paid by: Catalyst Desgin Group, PC

